

Sanpete County Planning Commission

August 12, 2009

6:30 P.M.

Present: Steve Anderson, Chair
Garth Sorenson
Thell Stewart
Mary Anderson
Gene Jacobsen

Lee Holmstead, County Zoning Administrator
Kristine Oxman, Deputy Clerk

Meeting called to order by Steve Anderson.

ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA

Zoning Administrator Lee Holmstead is present and reviews the agenda items.

APPROVAL OF MINUTES APPROVAL OF MINUTES

Motion is made by Garth Sorenson to approve the Planning Commission Minutes of July 8, 2009. Motion seconded by Gene Jacobsen, the motion passed.

JOE & ANGIE BLEAZARD'S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION LOCATED WEST OF MANTI

Joe & Angie Bleazard are present. Mr. Holmstead reviewed their request for a 1-lot minor subdivision located in the RA-2 zone west of Manti. They have submitted all required documents. Mr. Bleazard provided a mylar of the property and explained their plans. Gene Jacobsen made a motion to approve the 1-lot minor subdivision. Garth Sorenson seconded the motion. Motion passed.

RANDY & JOELENE CHARLTON'S REQUEST FOR APPROVAL OF A 4-LOT MINOR SUBDIVISION LOCATED SOUTH OF FAIRVIEW

Cancelled

JANETTE ROGER'S REQUEST TO MOVE AN EXISTING SIGN OF PINE CREEK RANCHOS TO A NEW LOCATION ON SAME OWNER'S PROPERTY

Janette Rogers is present. Mr. Holmstead reviewed Ms. Rogers' request stating that she has received permission from the owner of the property to move an existing sign that has been on the property for many years and in poor condition. Mr. Holmstead reported that she has re-painted the sign, has placed her name on it, and wants place it in a new location on same property. Mr. Holmstead stated that large signs are not allowed in this zone, but it has been there for so many

years that they may consider it grand-fathered. Some discussion takes place regarding if the sign would be grand-fathered. Garth Sorenson motions that they deny the request. The motion died for lack of a second. Thell Stewart motions to grant moving the sign marking the subdivision but not to allow commercial advertisement on the sign. Garth Sorenson seconded the motion. Gene Jacobsen, Mary Anderson, Steve Anderson, Thell Stewart and Garth Sorenson approve the motion. Joseph Scholes opposed the motion. Motion passed.

DAVID CHRISTENSEN'S REQUEST FOR APPROVAL OF A ZONE CHANGE ON SEVERAL LOTS IN THE PALISADE SUBDIVISION MAKING THEM RESIDENTIAL LOTS

David Christensen is not present. Mr. Holmstead reviewed Mr. Christensen's request to change the zone on several lots in the Palisade Subdivision, explaining that when Mr. Christensen first developed the subdivision he platted about 3.5 acres into commercial and recreational zones (golf and tennis courts). There has never been any interest to develop these lots in a commercial venture, therefore, Mr. Christensen would like to make a plat amendment and re-zone these lots into residential lots. Commission discussed the zone change request. Steve Anderson made a motion to deny the request for zone change because several lots encroached on the common use area, and no documentation was presented for approval on all existing lot owners. Motion is seconded by Thell Stewart. Motion passed.

With no further business before the Planning Commission, motion to adjourn is made by Steve Anderson. Motion seconded by Mary Anderson. Motion passed.

The meeting adjourned at 7:44 P.M.